

Applicant

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Site Address

6 Coptic Street
London
WC1A



H359_Coptic Street
Design and Access Statement
March 2017

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1.0 The Project & Site

The Design & Access document has been prepared by HUT for review by Camden planning department.

The application site is located on the west side of Coptic Street. The property is not listed but is located within a Conservation Area.

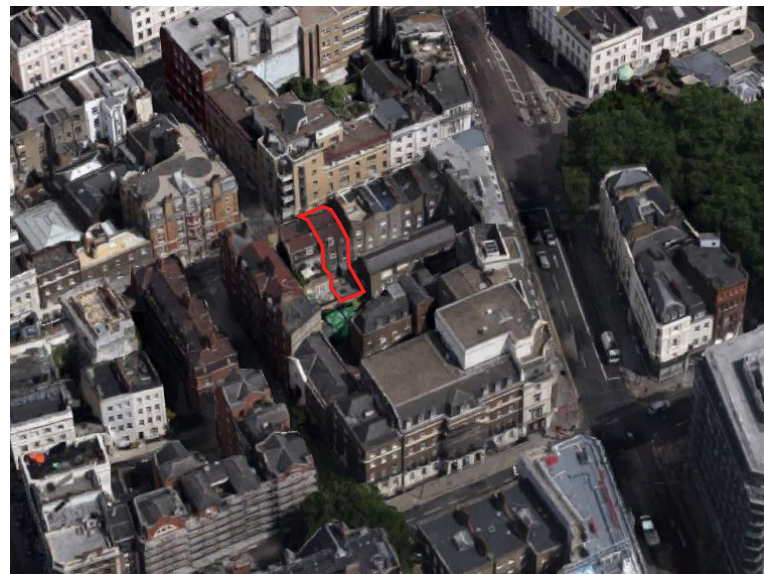
The existing property that fronts Coptic Street is a 4 storey brick terraced property with two entrances; one to the front and one to the rear.

It appears that some extension and refurbishment works had been started by the previous owner; these were stopped following intervention by Camden, and the property was acquired by the current owner in a very poor state.

2.0 Contextual Appraisal



Aerial view



Aerial views



Front elevation



Rear elevation

3.0 Key proposals

Ground Floor and Basement:

- Change of Use from Office (class B1) to Restaurant (class A3).
- Revised layout to accommodate new function to ground floor and basement
- Separate entrances to restaurant and office above
- Existing staircase down to the basement to be demolished and moved to accommodate new layout
- 2no. WC's to the basement
- New enlarged rooflights to existing rear extension

First, Second and Third Floor:

- Existing staircase to be refurbished
- WC provided to the office accommodation on second and third floor

Front elevation:

- Traditional timber-framed sash window in place of modern casement window - to match existing opening
- New conservation style rooflights to existing mansard roof

Rear elevation:

- New traditional timber-framed sash windows in place of existing poor quality casements
- Replacement glazing to rear elevation at ground floor level to allow for greater daylighting
- Kitchen extract ducting

Existing Character and Appearance

The proposal is sensitive to the existing character and appearance of the property and area. The choice of materials are sympathetic to the existing building.

It is felt that the alterations are in keeping with local precedent and Camden's Local Development Plans.

Use

The property's existing function is Office (class B1). This planning application seeks to change the use on ground floor level to Restaurant (class A3), while retaining the Office (class B1) use on the rest of the property.

Access

The existing roads and footpaths will not be affected.

4.0 Policy, Pre-application Advice & Context

No formal pre-application advice has been received, however the proposal directly responds to points raised in the previous applications 2013/5970/P and 2016/0321/P.

- Camden's core strategy
- National Planning Policy Framework

5.0 Conclusion

In summary, we feel that this proposal:

- Is a positive enhancement to the existing property and the area
- Aims to conserve the nature of the area
- Is part of a sustainable development